



**Legislative Department
Seattle City Council
Memorandum**

Date: May 28, 2014

To: Planning, Land Use, and Sustainability (PLUS) Committee

From: Eric McConaghy, Council Central Staff

Subject: **Council Bill (CB) 118111:** AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map at pages 133 and 145 to rezone land in the North Rainier Hub Urban Village and expand the boundaries of the Mount Baker Station Area Overlay District; and amending Sections 23.48.004, 23.48.009, 23.48.011, 23.48.012, 23.48.014, 23.48.024, 23.48.032, 23.48.034, 23.58A.040, and 23.84A.048 and adding a new section 23.61.018 to describe bonus provisions for additional floor area within the Mount Baker Station Area Overlay District, implement standards for a Mount Baker Overlay District Special Standards Area, modify maximum parking limit requirements, change the definition of "Zone, residential" to include SM\R, and modify and add maps for Chapter 23.48.

Background

On June 3, 2014, the PLUS Committee will discuss Council Bill (CB) 118111, combining amendments approved by PLUS on May 20, 2014 into CB 117979. One of the amendments required a change to the title of the bill, so this new bill will be introduced on June 2, 2013.

PLUS held a public hearing on May 1, 2014 and previously discussed the matter at its meeting on November 27, 2013.

Summary

The effects of CB 118111 would be to rezone land in the North Rainier Hub Urban Village; to expand the Mount Baker Station Overlay District; to amend development standards; and to implement incentive zoning. The proposed rezones are shown on Attachment A and the proposed expansion of the Overlay District is shown on Attachment B.

On May 20, 2014 the Council's Planning Land Use and Sustainability (PLUS) Committee considered amendments to Council Bill (CB) 117979. The following amendments are combined into this new Council Bill. Generally, the amendments:

- Except non-residential uses in the Mount Baker Station Overlay District from the parking maximums of the Seattle Mixed (SM) zone;
- Add a map to Seattle Municipal Code 23.48.014 to designate portions of S. McClellan Street, generally between 26th Avenue S. and 29th Avenue S., and Rainier Avenue S., generally from S. Bayview Street to S. Byron Street, as Class II Pedestrian Streets; and

- Rezone the property east of Martin Luther King Jr Way S. and north of S. McClellan Street: the property currently zoned NC1-40 to SM-65 and the property currently zoned LR3 to MR (2.0).

At the May 20th meeting, PLUS heard potential amendment proposals that would:

- Rezone the existing Commercial 2 (C2-65) and Neighborhood Commercial 3 (NC-65) zones to Seattle Mixed (SM-85); instead of rezoning to SM-125, as provided in CB 117979; and
- Rezone a portion of the property immediately to the south of S. Winthrop Street and west of Martin Luther King Jr Way S from Lowrise 3 (LR3 RC) to Seattle Mixed.

The PLUS Committee will likely consider these additional amendments, and possibly others, during the June 3rd meeting.

Next Steps

PLUS's recommendation to approve the current proposal or to amend the legislation at the June 3, 2014 meeting will allow Full Council action on CB 118111. Full Council action on the bill is expected no sooner than June 16, 2014.

Attachments:

- Attachment A: North Rainier /Mt. Baker Rezone
- Attachment B: Mt. Baker Station Area Overlay Expansion Area